

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

121 Whitehorse Road, Mount Clear Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$700,000 - \$750,000

Median sale price

Median price \$561,250

Property Type House

Suburb Mount Clear

Period - From 27/09/2021

to 26/09/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Fairy Wren Cirt MOUNT CLEAR 3350	\$740,000	18/10/2021
2	305 Kline St BALLARAT EAST 3350	\$720,000	14/06/2022
3	2119 Geelong Rd MOUNT HELEN 3350	\$712,000	18/01/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

27/09/2022 09:27